

CONTRA COSTA COUNTY ECONOMIC FORECAST

Contra Costa County is located on the eastern edge of the San Francisco Bay. It has a population of 1.1 million people and a total of 361,700 wage and salary jobs. The per capita income is \$70,938, and the average salary per worker is \$78,298.

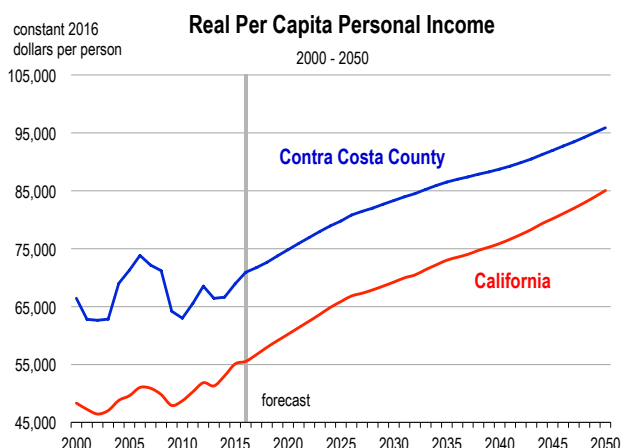
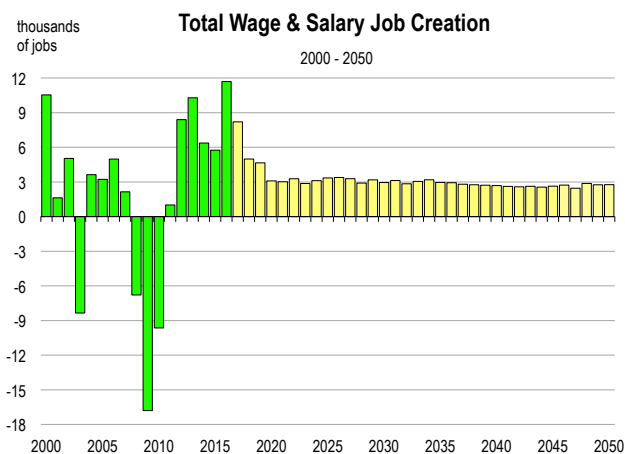
In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Contra Costa County, 11,700 jobs were created, representing an increase of 3.3 percent. The unemployment rate improved during the year, falling from 5.0 percent in 2015 to 4.4 percent in 2016.

During 2016, the largest employment increases were observed in education and healthcare (+2,200 jobs), leisure and hospitality (+1,700 jobs), construction (+1,700 jobs), government (+1,300 jobs), and professional and business services (+1,300 jobs). Meaningful employment losses were not observed in any major sector.

Between 2011 and 2016, the population increased at an annual average rate of 1.2 percent. More than half of this growth was the result of net migration, as an average of 8,300 net migrants entered the county each year. Some of these individuals left San Francisco and Silicon Valley to escape higher housing prices, while others moved into the Bay Area for its robust job market and high wages.

FORECAST HIGHLIGHTS

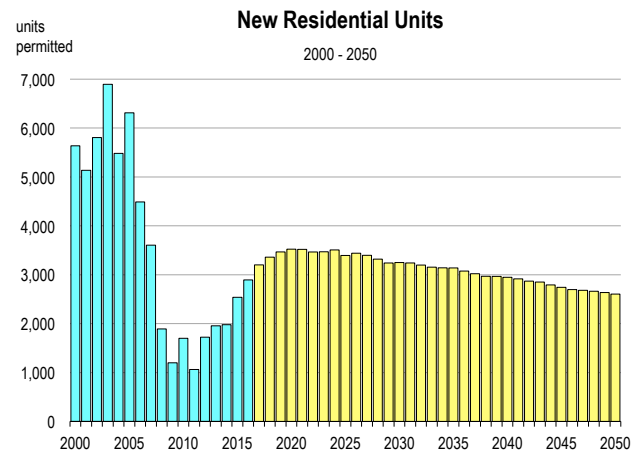
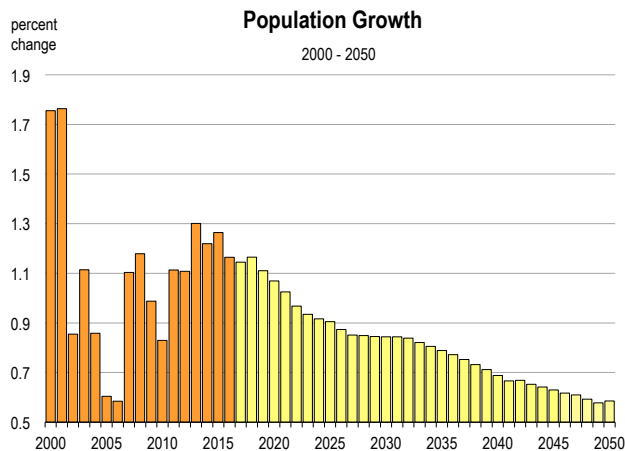
- In 2017, total employment will expand by 2.3 percent. From 2017 to 2022, employment growth is expected to average 1.0 percent per year.
- Average salaries are currently above the California State average, and will remain so for the foreseeable future. In Contra Costa County, inflation-adjusted salaries are expected to rise by an average of 2.2 percent per year between 2017 and 2022.
- The largest job gains will be observed in leisure and hospitality, education and healthcare, and professional and business services. Together, these industries will account for 70 percent of net job creation between 2017 and 2022.
- The population of Contra Costa County is projected to grow at an annual average rate of 1.1 percent from 2017 to 2022.
- From 2017 to 2022, an average of 7,800 net migrants will enter the county each year, accounting for more than 60 percent of total population growth.
- Between 2017 and 2022, an average of 3,500 housing permits will be issued each year. The largest development project in the county will be located near the North Concord/Martinez Bart station. The project will contain up to 12,270 new homes. Construction may begin within the next few years, but will continue well beyond the year 2022.
- Real per capita income will increase by 1.1 percent in 2017. Between 2017 and 2022, real per capita income is expected to grow by 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year from 2017 to 2022.
- Industrial production is expected to rise by 3.9 percent in 2017. Between 2017 and 2022, the growth rate of industrial production will average 2.2 percent per year.



Contra Costa County Economic Forecast

2010-2016 History, 2017-2050 Forecast

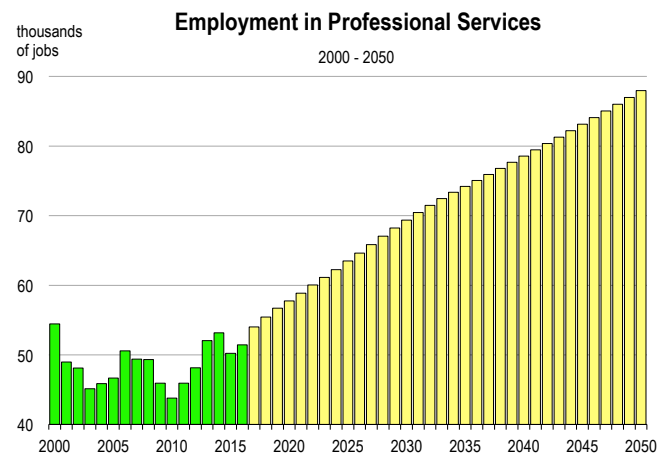
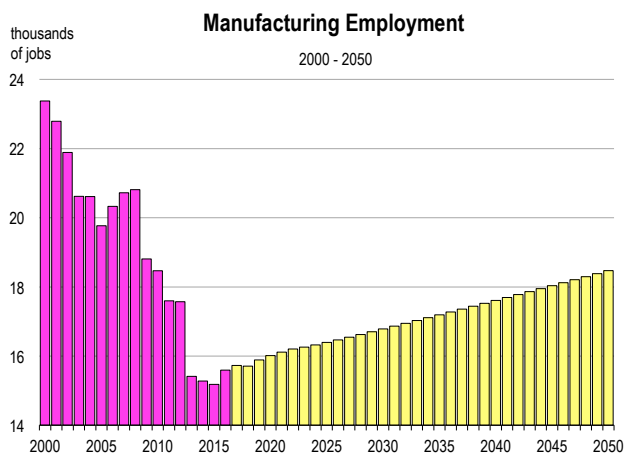
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	1,052,157	3,008	0.92	375.4	1,699	\$12.0	\$56.6	\$62,998	1.3	93.2	5.2	11.0
2011	1,063,877	6,625	0.91	376.9	1,063	\$12.8	\$61.2	\$65,581	2.7	106.0	4.8	10.3
2012	1,075,665	6,819	0.92	380.5	1,722	\$14.0	\$66.3	\$68,545	2.7	101.1	4.9	9.0
2013	1,089,656	9,015	0.95	385.3	1,955	\$14.5	\$66.6	\$66,436	2.3	105.2	4.7	7.5
2014	1,102,941	8,274	0.97	387.7	1,979	\$15.0	\$69.5	\$66,616	2.8	126.6	4.9	6.2
2015	1,116,882	8,951	1.00	390.1	2,538	\$15.7	\$74.8	\$68,943	2.6	132.4	5.1	5.0
2016	1,129,894	8,439	1.03	392.8	2,895	\$16.2	\$80.2	\$70,938	3.0	134.9	5.3	4.4
2017	1,142,831	8,463	1.05	397.0	3,202	\$16.8	\$84.5	\$71,720	3.1	132.7	5.5	4.2
2018	1,156,147	8,809	1.07	400.5	3,360	\$17.6	\$89.2	\$72,637	3.0	130.8	5.6	4.0
2019	1,168,986	8,262	1.09	403.7	3,467	\$18.3	\$93.9	\$73,773	2.6	129.5	5.7	4.1
2020	1,181,486	7,859	1.10	407.0	3,523	\$19.1	\$99.3	\$74,831	3.1	129.2	5.9	4.2
2021	1,193,598	7,377	1.11	410.4	3,519	\$19.9	\$104.8	\$75,905	3.0	128.9	6.0	4.2
2022	1,205,151	6,729	1.12	413.7	3,466	\$20.7	\$110.5	\$76,954	3.0	128.8	6.2	4.3
2023	1,216,417	6,359	1.13	417.0	3,470	\$21.5	\$116.4	\$77,971	3.0	128.6	6.3	4.2
2024	1,227,566	6,164	1.14	420.3	3,508	\$22.4	\$122.4	\$78,923	2.9	128.5	6.5	4.1
2025	1,238,678	6,074	1.15	423.6	3,394	\$23.5	\$128.4	\$79,770	2.9	128.4	6.6	4.0
2026	1,249,498	5,717	1.15	426.8	3,440	\$24.5	\$134.9	\$80,822	2.8	128.3	6.8	3.9
2027	1,260,134	5,487	1.16	430.0	3,397	\$25.4	\$141.1	\$81,444	2.9	128.3	6.9	3.9
2028	1,270,834	5,505	1.17	433.2	3,319	\$26.4	\$147.2	\$82,025	2.7	128.2	7.1	3.9
2029	1,281,576	5,488	1.17	436.2	3,241	\$27.4	\$153.3	\$82,677	2.5	128.2	7.3	3.9
2030	1,292,394	5,514	1.18	439.2	3,250	\$28.5	\$159.6	\$83,311	2.4	128.3	7.5	3.9
2031	1,303,303	5,534	1.18	442.2	3,241	\$29.8	\$166.0	\$83,984	2.3	128.3	7.7	3.9
2032	1,314,235	5,456	1.19	445.3	3,198	\$31.1	\$172.7	\$84,515	2.5	128.3	7.9	3.9
2033	1,325,026	5,233	1.20	448.3	3,155	\$32.5	\$179.3	\$85,229	2.1	128.4	8.1	3.9
2034	1,335,700	5,063	1.20	451.2	3,142	\$33.9	\$186.4	\$85,903	2.3	128.5	8.3	3.9
2035	1,346,236	4,928	1.21	454.2	3,139	\$35.3	\$193.8	\$86,534	2.4	128.6	8.5	3.8
2036	1,356,631	4,807	1.21	457.1	3,075	\$36.6	\$201.8	\$86,990	2.8	128.7	8.7	3.8
2037	1,366,842	4,708	1.22	460.0	3,021	\$37.9	\$210.1	\$87,385	2.9	128.8	9.0	3.8
2038	1,376,849	4,617	1.23	462.8	2,969	\$39.3	\$218.6	\$87,867	2.7	128.9	9.2	3.8
2039	1,386,653	4,520	1.23	465.5	2,967	\$40.6	\$227.5	\$88,276	2.9	129.0	9.4	3.8
2040	1,396,197	4,349	1.24	468.3	2,948	\$42.0	\$236.7	\$88,735	2.8	129.2	9.7	3.8
2041	1,405,502	4,194	1.25	471.0	2,916	\$43.3	\$246.0	\$89,288	2.6	129.3	10.0	3.8
2042	1,414,900	4,360	1.25	473.7	2,870	\$44.7	\$255.5	\$89,865	2.5	129.5	10.2	3.8
2043	1,424,136	4,262	1.26	476.3	2,851	\$46.1	\$265.3	\$90,524	2.4	129.7	10.5	3.8
2044	1,433,276	4,223	1.27	479.0	2,792	\$47.5	\$275.2	\$91,282	2.2	129.8	10.8	3.8
2045	1,442,306	4,178	1.28	481.5	2,743	\$48.9	\$285.8	\$91,976	2.4	130.0	11.1	3.8
2046	1,451,210	4,109	1.29	484.1	2,697	\$50.3	\$296.6	\$92,729	2.3	130.2	11.4	3.8
2047	1,460,061	4,094	1.30	486.5	2,682	\$51.8	\$307.8	\$93,455	2.3	130.4	11.7	3.8
2048	1,468,717	3,928	1.31	489.0	2,662	\$53.3	\$319.5	\$94,259	2.3	130.6	12.0	3.8
2049	1,477,206	3,787	1.31	491.5	2,636	\$54.9	\$331.6	\$95,080	2.3	130.8	12.3	3.8
2050	1,485,856	3,965	1.32	493.9	2,605	\$56.5	\$344.3	\$95,900	2.3	131.0	12.6	3.8

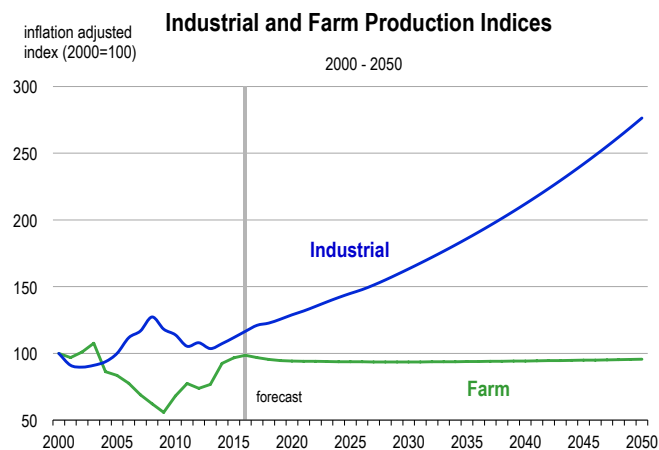
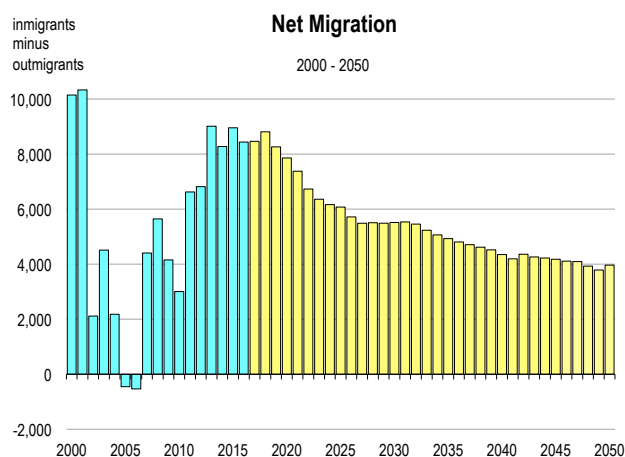
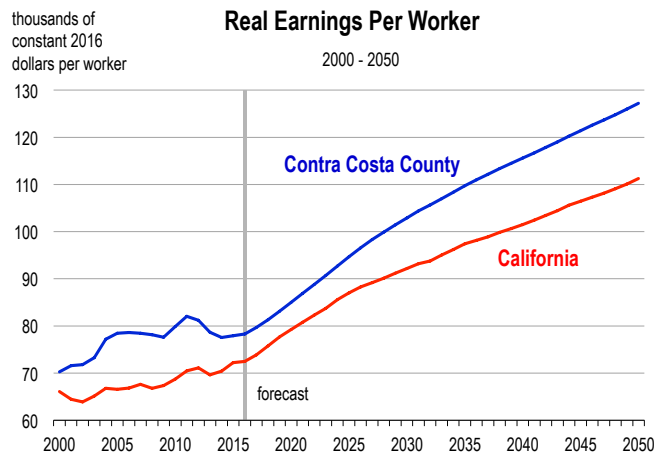
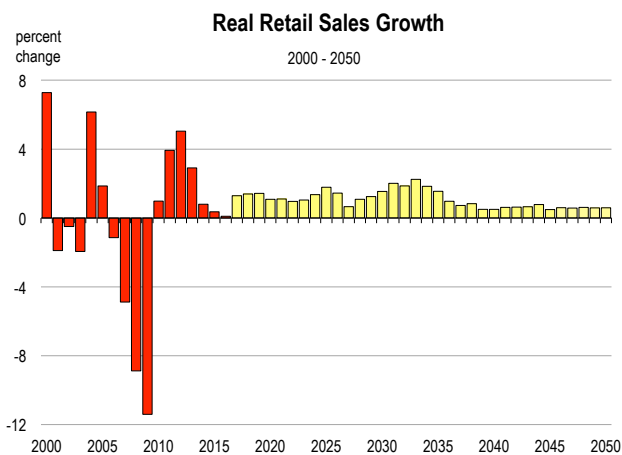


Contra Costa County Employment Forecast

2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	318.2	0.71	18.3	18.5	8.0	48.0	25.3	43.8	9.6	53.7	31.3	49.2
2011	319.2	0.83	17.8	17.6	8.1	48.4	24.8	45.9	9.0	54.3	32.3	47.8
2012	327.6	0.79	19.6	17.6	8.1	49.3	25.3	48.1	8.4	56.4	33.5	48.0
2013	337.9	0.83	21.7	15.4	8.9	49.8	25.3	52.1	8.6	59.5	35.4	48.2
2014	344.2	0.78	21.8	15.3	9.6	50.8	25.0	53.2	8.3	61.5	36.3	49.2
2015	350.0	0.76	22.7	15.2	10.5	51.9	26.2	50.2	8.3	63.9	38.4	49.4
2016	361.7	0.85	24.4	15.6	10.9	52.9	27.0	51.5	8.8	66.1	40.1	50.7
2017	369.9	0.85	25.3	15.7	11.2	53.5	28.2	54.0	9.1	66.5	41.3	51.0
2018	374.9	0.84	25.2	15.7	11.4	54.1	29.1	55.4	9.2	67.1	42.3	51.1
2019	379.5	0.82	25.2	15.9	11.5	54.6	29.6	56.7	9.4	67.7	43.2	51.3
2020	382.6	0.82	24.5	16.0	11.7	54.9	29.9	57.7	9.5	68.4	44.0	51.4
2021	385.6	0.81	23.8	16.1	11.7	55.2	30.3	58.9	9.6	69.1	44.8	51.6
2022	388.9	0.81	23.4	16.2	11.8	55.5	30.5	60.0	9.8	69.8	45.4	51.8
2023	391.8	0.81	22.8	16.3	11.9	55.8	30.7	61.1	9.9	70.5	46.1	52.0
2024	394.9	0.81	22.5	16.3	11.9	56.0	30.9	62.2	10.0	71.4	46.6	52.2
2025	398.3	0.81	22.1	16.4	11.9	56.4	31.0	63.5	10.1	72.2	47.1	52.6
2026	401.7	0.81	22.0	16.5	12.0	56.7	31.2	64.6	10.2	73.0	47.6	52.9
2027	404.9	0.81	22.0	16.5	12.0	57.0	31.3	65.8	10.4	73.9	47.9	53.0
2028	407.8	0.81	21.7	16.6	12.0	57.3	31.3	67.1	10.5	74.8	48.3	53.1
2029	411.0	0.81	21.8	16.7	12.0	57.6	31.3	68.2	10.6	75.7	48.6	53.2
2030	414.0	0.81	21.5	16.8	12.0	57.9	31.3	69.4	10.7	76.6	48.9	53.4
2031	417.1	0.81	21.5	16.9	12.0	58.3	31.4	70.5	10.7	77.6	49.1	53.5
2032	420.0	0.81	21.2	16.9	12.0	58.8	31.4	71.5	10.8	78.6	49.4	53.6
2033	423.0	0.81	21.1	17.0	12.0	59.3	31.4	72.5	10.9	79.5	49.7	53.8
2034	426.2	0.81	21.3	17.1	12.0	59.8	31.4	73.4	11.0	80.5	49.9	53.9
2035	429.2	0.81	21.3	17.2	12.0	60.2	31.4	74.2	11.1	81.4	50.2	54.1
2036	432.1	0.81	21.4	17.3	12.0	60.6	31.4	75.1	11.2	82.4	50.4	54.2
2037	434.9	0.81	21.5	17.4	12.0	60.9	31.3	75.9	11.3	83.4	50.6	54.3
2038	437.7	0.81	21.5	17.4	12.0	61.2	31.2	76.8	11.4	84.4	50.9	54.5
2039	440.4	0.81	21.6	17.5	12.0	61.5	31.2	77.7	11.5	85.3	51.1	54.6
2040	443.1	0.81	21.7	17.6	12.0	61.7	31.1	78.6	11.6	86.3	51.3	54.7
2041	445.7	0.81	21.7	17.7	12.0	61.9	31.0	79.5	11.7	87.3	51.5	54.9
2042	448.3	0.82	21.7	17.8	12.0	62.1	30.9	80.4	11.8	88.2	51.8	55.0
2043	450.9	0.82	21.7	17.9	12.1	62.3	30.8	81.3	11.9	89.2	52.0	55.1
2044	453.5	0.82	21.5	17.9	12.1	62.5	30.7	82.2	12.0	90.1	52.2	55.3
2045	456.1	0.82	21.5	18.0	12.1	62.8	30.7	83.1	12.1	91.1	52.4	55.4
2046	458.8	0.82	21.6	18.1	12.1	63.0	30.6	84.1	12.2	92.0	52.6	55.5
2047	461.3	0.82	21.4	18.2	12.1	63.2	30.5	85.0	12.3	93.0	52.8	55.7
2048	464.2	0.82	21.5	18.3	12.1	63.4	30.5	86.0	12.4	93.9	53.1	55.8
2049	466.9	0.83	21.5	18.4	12.1	63.6	30.4	87.0	12.5	94.9	53.3	55.9
2050	469.7	0.83	21.5	18.5	12.1	63.8	30.4	88.0	12.6	95.9	53.5	56.1





County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.1%
Expected job growth:	5.2%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	13.2%

Expected population growth:	5.5%
Net migration to account for:	62.6%
Expected growth in number of vehicles:	6.7%

Demographics (2017)

Unemployment rate (April 2017):	3.6%
County rank* in California (58 counties):	10th
Working age (16-64) population:	64.8%

Population with B.A. or higher:	39.4%
Median home selling price (2016):	\$511,000
Median household income:	\$85,674

Quality of Life

Violent crime rate (2015):	250 per 100,000 persons
County rank* in California (58 counties):	14th
Average commute time to work (2017):	38 minutes

High School drop out rate (2016):	5.0%
Households at/below poverty line (2017):	7.6%

* The county ranked 1st corresponds to the lowest rate in California